

Chapter 1: Executive Summary

1.1 Introduction

The Greenwood City/County Comprehensive Plan is a thoroughly integrated and internally consistent statement of Greenwood County's and its communities' policies for future growth and development. The Comprehensive plan responds to, and its authority is derived from, the South Carolina Comprehensive Planning Enabling Act of 1994. The Plan addresses the process and mandated elements of South Carolina Code Article 3, Section 6-29-510 in the context of local conditions. The nine mandated elements, or areas of concentration, are woven through a single document whose chapters address specific concerns. Having adopted the Plan, each local government in Greenwood County assumes the responsibility to implement it, to report on its continuing status, and to communicate with citizens and other agencies regarding the Plan's policies.

1.2 Format of the Comprehensive Plan

The Plan consists of text, maps, tables and graphs. The Plan is organized in such a way as to recognize the interrelationships among the various issues and the responses needed to address the issues identified. Chapter 2 provides an introduction to Greenwood County and its communities as well as the overall planning process. It briefly:

- Highlights the location and setting of the area;
- Paraphrases what is said in this chapter to explain the nature and purpose of the comprehensive plan;
- Briefly lists the legal requirements for comprehensive plans as established by the State of South Carolina and by case law;
- Describes the process used in preparing the Greenwood City/County Comprehensive Plan; and
- Describes the land areas covered by the Plan.

Chapter 2 also recites how the Plan is organized. Sections on “**Administering the Comprehensive Plan**” and “**Amending the Comprehensive Plan**” conclude the chapter.

Chapters 1 and 2 are introductory and include explanatory information concerning the Plan and the procedures outlining the document. Chapter 1 highlights the issues that were found to be a major significance to the communities and those issues that need the most attention. Chapter 2 outlines amendment procedures and a basic guidebook for the basis of the Comprehensive Plan.

Beginning with Chapter 3: Population, each chapter follows a similar outline. First is a description of the background or existing conditions which are unique within the subject of that chapter (e.g. land use, transportation, economic development, etc.). Following the listing is a brief analysis of existing conditions and prospects for growth or other change in the communities. The goals, policies, and programs that will guide community actions on specific subjects during the life of the Plan are then presented, grouped under the major issue headings.

Some policies and programs require further explanation to clarify intent or to specify details to ensure that appropriate and timely actions are taken. In such cases, explanatory language follows the policy or program statement.

Maps and other graphic illustrations and their captions, unless otherwise specified in the related text and their titles, are illustrative and are not intended as statements of policy.

The goals, objectives, and strategies are the heart of the Plan. In following their directives, the municipalities and Greenwood County will chart the course of growth and development by determining the nature of the environment and the future character of the area.

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1.3 The Future Land Use Map

Accompanying this text as an integral part of the Comprehensive Plan is the Future Land Use Map. The Land Use Map is a requirement of state law and must clearly designate the type of land use for each property covered by the Plan. In addition, the map and text together specifies the population density at which residential development may occur as well as the building intensity of commercial and industrial development. Other pertinent features of the Future Land Use Map include the location of existing and proposed parks, public schools and colleges, floodplains, and existing and proposed roadways. Thus, the Comprehensive Plan Future Land Use Map is a graphic depiction of, and sets the course for, the managed growth for the community over the next twenty years.

1.4 Central Objectives

The major goals and objectives of this Plan are grouped and paraphrased as follows. Together they set the terms for Greenwood County's development for the next twenty years as outlined in the future land use maps as found in Chapter 9. Specific strategies for implementation are found at the end of each element.

Chapter 4: Natural Resources		
Goal 4.1 Promote a Clean Air Program in Greenwood County		
	Objective 4.1.1.	Provide natural defenses against air pollution.
	Objective 4.1.2.	Provide legislative defenses against air pollution.
Goal 4.2 Protect Soil and Water Resources		
	Objective 4.2.1.	Maintain the integrity of our soil.
	Objective 4.2.2.	Maintain water quality and quantity.
	Objective 4.2.3.	Protect flood plain and flood way areas.
	Objective 4.2.4.	Plan for geologic hazards.
Goal 4.3 Expand and Sustain the Natural Environment		
	Objective 4.3.1.	Protect prime agricultural lands.
	Objective 4.3.2.	Protect prime forest lands.
	Objective 4.3.3.	Expand the urban forest.
	Objective 4.3.4.	Protect plant and animal habitat.
Goal 4.4 Promote Growth Management Principles		
	Objective 4.4.1.	Promote parks and open spaces.
	Objective 4.4.2.	Educate the public on the effects of urban sprawl and effective conservation measures.

Chapter 5: Economics		
Goal 5.1 Increase the County's Tax Base		
	Objective 5.1.1.	Strengthen Greenwood County's role as employment center for the region.
	Objective 5.1.2.	Increase employer satisfaction in worker preparedness and performance.
	Objective 5.1.3.	Reduce unemployment and increase private investment in the County.
	Objective 5.1.4.	Raise incomes and wage rates.
Goal 5.2 Balance Support for Retention, Expansion and Recruitment of Businesses		
	Objective 5.2.1.	Pursue a coordinated approach to economic development.
Goal 5.3 Promote and Enhance the County's Cultural, Historic and Natural Resource Assets		
	Objective 5.3.1.	Preserve the County's air and water quality.
	Objective 5.3.2.	Work to preserve rural working lands in the County.
	Objective 5.3.3.	Promote the growth of tourism as an economic sector.
Goal 5.4 Increase Business and Commercial Activity in Targeted Areas		
	Objective 5.4.1.	Encourage redevelopment of commercial and industrial areas.

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Chapter 5: Economics (continued)		
Goal 5.5 Promote Energy Conservation through Economic Development		
Objective 5.5.1.	Recruit and retain businesses and industries with energy conservation in mind.	
Objective 5.5.2.	Revitalize existing facilities and districts and promote infill development.	
Objective 5.5.3.	Encourage the use of renewable energy and recycling in business and industry.	
Objective 5.5.4.	Promote energy conservation in the regulation process and provide incentives for energy conservation.	

Chapter 6: Housing		
Goal 6.1 Increase Residential Development in the County		
Objective 6.1.1.	Provide infrastructure to prime residential development areas.	
Objective 6.1.2.	Discourage residential sprawl.	
Objective 6.1.3.	Promote open space.	
Goal 6.2 Diversify the Existing Housing Stock		
Objective 6.2.1.	Provide differing housing options for investment.	
Goal 6.3 Encourage Affordable Housing		
Objective 6.3.1.	Provide development standards that promote affordable housing.	
Goal 6.4 Protect Existing Residential Development		
Objective 6.4.1.	Provide continued building inspection services.	
Objective 6.4.2.	Protect neighborhoods from harmful land uses.	
Objective 6.4.3.	Encourage community development and neighborhood revitalization.	
Objective 6.4.4.	Protect historic neighborhoods.	

Chapter 7: Cultural Resources		
Goal 7.1 Promote Historic Preservation Actions		
Objective 7.1.1.	Preserve historic resources in our communities.	
Objective 7.1.2.	Promote historical sites and buildings.	
Goal 7.2 Develop the Cultural Resource Infrastructure		
Objective 7.2.1.	Identify the Uptown area as a major cultural venue for Greenwood County.	
Objective 7.2.2.	Develop land use proposals on the potential impacts of cultural resources.	
Goal 7.3 Encourage Cultural Resources as a Major Factor in Economic Development		
Objective 7.3.1.	Develop the community as a primary tourist destination.	
Objective 7.3.2.	Develop the retirement economy.	
Goal 7.4 Increase Awareness of Greenwood County's Cultural Heritage		
Objective 7.4.1.	Develop cultural resource programs.	
Objective 7.4.2.	Provide opportunities to strengthen our communities.	

Chapter 8: Community Facilities		
Goal 8.1 Provide Adequate Infrastructure Based on Population Levels		
Objective 8.1.1.	Develop additional utility infrastructure.	
Objective 8.1.2.	Maintain the existing utility infrastructure.	
Objective 8.1.3.	Enhance education facilities.	
Goal 8.2 Protect Community Assets		
Objective 8.2.1.	Plan for future use of natural amenities.	
Goal 8.3 Promote a Safe Community		
Objective 8.3.1.	Maintain safe public facilities.	
Objective 8.3.2.	Provide additional public services.	
Goal 8.4 Provide Additional Civic Facilities and Enhancements to Existing Facilities		
Objective 8.4.1.	Maintain efficient landfill and recycling programs.	
Objective 8.4.2.	Promote cultural facilities.	
Objective 8.4.3.	Encourage park and open space development.	

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Chapter 9: Land Use	
Goal 9.1 Encourage Efficient Land Use Planning	
Objective 9.1.1.	Promote land use policies for efficient development patterns.
Objective 9.1.2.	Promote land use policies for reduced public service costs.
Objective 9.1.3.	Promote land use objectives through local development standards.
Goal 9.2 Promote City/County Planning Efforts	
Objective 9.2.1.	Encourage cooperative efforts for consistency in land use objectives.
Objective 9.2.2.	Ensure that planning measures meet future demand.

Chapter 10: Energy	
Goal 10.1 Promote Energy Conservation through Environmentally Beneficial Actions	
Objective 10.1.1.	Encourage the use of trees and landscaping to conserve energy.
Objective 10.1.2.	Provide and encourage open spaces.
Objective 10.1.3.	Use and encourage the use of alternative fuels.
Objective 10.1.4.	Encourage recycling.
Goal 10.2 Promote Energy Conservation through Economic Development	
Objective 10.2.1.	Recruit and retain businesses and industries with energy conservation in mind.
Objective 10.2.2.	Revitalize existing facilities and districts and promote infill development.
Objective 10.2.3.	Promote the production of economically valuable goods and services.
Objective 10.2.4.	Encourage the use of renewable energy and recycling in business and industry.
Objective 10.2.5.	Encourage incorporation of energy conservation measures into construction and design.
Objective 10.2.6.	Promote energy conservation in the regulation process and provide incentives for conservation.
Goal 10.3 Reduce Residential Energy Use	
Objective 10.3.1.	Promote energy conservation through housing design, materials and landscaping.
Goal 10.4 Reduce Energy Used in Community Facilities	
Objective 10.4.1.	Promote energy conservation through administrative procedures, policy changes and education.
Objective 10.4.2.	Consider energy conservation when determining the location of new facilities.
Goal 10.5 Reduce Energy Used for Transportation	
Objective 10.5.1.	Reduce energy use through street and parking design.
Objective 10.5.2.	Provide a multi-modal transportation system.
Goal 10.6 Conserve Energy through Land Use Planning	
Objective 10.6.1.	Encourage mixed-use development.
Objective 10.6.2.	Encourage infill and redevelopment.
Objective 10.6.3.	Encourage compact development and clustering.

Chapter 11: Transportation	
Goal 11.1 Develop Plans to Aid in Decision-making	
Objective 11.1.1.	Plan for future transportation needs.
Goal 11.2 Provide Adequate Infrastructure Based on Population Levels	
Objective 11.2.1.	Make improvements to the Greenwood County Airport.
Objective 11.2.2.	Evaluate existing transportation requirements.
Objective 11.2.3.	Develop additional transportation facilities.
Goal 11.3 Promote a Safe Community	
Objective 11.3.1.	Partner with other agencies.
Objective 11.3.2.	Promote rail safety.

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Chapter 12: Priority Investment	
Goal 12.1 Identify Long Range Capital Project Needs in Relation to Funding	
Objective 12.1.1.	Determine needs based on adequate services to the public.
Objective 12.1.2.	Identify funding amounts and sources for implementation of capital projects.
Objective 12.1.3.	Implement capital project plan.
Goal 12.2 Collaborate with Other Local Governments and Agencies for Services	
Objective 12.2.1.	Partner with others for cost-savings and efficiency.



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